

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: PD-213R5-H, Lost Creek Lot 26R, Block 1

P&Z HEARING DATE: February 20, 2020

C.C. HEARING DATE: March 24, 2020

STAFF REP.: Mary Paron-Boswell, Sr. Planner

LOCATION: SEC of S. Coppel Road and Heath Lane

SIZE OF AREA: 0.344 acres of property

CURRENT ZONING: PD-213R4-H (Planned Development-213 Revision 4-Historic)

REQUEST: A zoning change request to PD-213R5-H (Planned Development-213 Revision 5-Historic), to revise the Detail Site Plan and approve a wooden fence in lieu of a masonry screening wall between the live/work property and residential property.

APPLICANT: **APPLICANT:**
Haas Rose at Lost Creek, LLC.
141 Dickens Drive
Coppell, TX. 75019
(214) 454-7895
Email: jason@jrosearchitect.com

HISTORY: Prior to 2015 the property was vacant. The original application for this site was for five buildings on this property, and it was withdrawn. A new application was submitted with a reduction in the number of buildings from five to four, and after concerns stated by both staff and the Planning Commission the applicant then reduced his unit count from four to three. The original case was denied at Planning Commission and the case was withdrawn prior to City Council. It was resubmitted for the September Planning Commission hearing and continued to the October meeting. The zoning was later approved in November of 2015, with the requirement that a minimum six-foot tall masonry screening fence be provided.

HISTORIC COMMENT: There are no structures of historic significance on this property.

TRANSPORTATION: Coppel Road is a 34-foot wide, concrete, undivided road within 60 feet of right-of-way with curb, gutter, on-street parking abutting this property and limited parking on the west side and sidewalks on both sides of the street at this location.

SURROUNDING LAND USE & ZONING:

North: vacant and townhomes; PD-213R2-H, Planned Development Historic
South: single-family home; H, Historic
East: single family homes; PD-213R2-H, Planned Development Historic
West: retail; H, Historic

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as suitable for Old Coppell Historic uses

DISCUSSION:

In reviewing the HISTORY section of this report, you will note that staff had many concerns about the original proposal and worked close to a year with the applicant to have the concerns addressed. The project has taken several years to build out, with the final item to be addressed being the screening wall component. The applicant is requesting to allow the existing board on board fence to remain in lieu of the required masonry screening wall.

SCREENING

The ordinance requires that a use with a non-residential component adjacent to a residential use, to screen itself from the residences by a minimum six-foot tall masonry wall. During the original zoning request the applicant wished to retain what was described as a poorly maintained wood fence located on the common east property line which staff did not support and the masonry screening wall was added to the plans. Currently there exists a board on board wooden fence that serves the neighboring residence located at 517 Heath Lane. Staff has received a letter from the property owner indicating that they are in favor of leaving the existing 8-foot cedar board on board fence in lieu of a masonry screening wall. The existing fence stops short of the 15' building setback, leaving two parking spaces site unscreened by the fence. Staff's discussed this with the applicant, and they have agreed that if the requested variance was approved that the fence be extended to the 15-foot front setback along Heath Lane and would add a masonry column at the end of it. Staff also spoke with the adjacent neighbors at 517 Heath Lane and asked if they would prefer a living screen added to the end of the existing fence, rather than more wood fence. Staff has not received a definitive answer from the neighbor to date.

PROPERTY OWNER AGREEMENT

Staff requests that the property owner agreement for this property be updated to include the annual maintenance of this portion of the fence, which would include the cleaning, staining every two years and repair or replacement of the fence as necessary, be the responsibility of the live/work units and has included this as a condition.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff recommends APPROVAL of the request subject to the following conditions:

1. The existing fence be cleaned and re-stained and repaired at this time.
2. Provisions be placed in the Property Owner Agreement to fund the future cleaning and maintenance of this fence in perpetuity. This would include the staining of the fence every two years and general maintenance or replacement of the fence when necessary.
3. That the fence be extended to the 15-ft building line and end with a stone column as presented.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Detail Site Plan (Sheet AO)
2. Screening Fence Detail (Sheet AF)
3. Approved Landscape Plan (Sheet L1)
4. Letter of Support for 517 Health Lane